

CASE NO.: _____
DATE SUBMITTED: _____
TIME: _____
STAFF: _____

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

- ☐ \$1,240 Rezoning Application Fee.
- ☒ Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- ☐ Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- ☒ Copy of a fully dimensioned map
 - a. Land affected
 - b. Legal description of area of proposed change;
 - c. Present zoning
 - d. Zoning classification of all abutting land
 - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- ☒ Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).

NOTE: If a petition for rezoning is denied by the City Council, another application for rezoning shall not be filed within a period of 180 days from the date of denial, except with permission of the Planning & Zoning Commission.

Date of Optional Preapplication Conference 9-28-2016

NAME OF PROJECT CARTER'S CREEK CONDOS

ADDRESS 1451 ASSOCIATES AVENUE

LEGAL DESCRIPTION (Lot, Block, Subdivision) 5.955 ACRES RICHARD CARTER LEAGUE A-8

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

BEHIND SAMS CLUB

TOTAL ACREAGE 5.955 ACRES

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name MICHAEL G. HESTER, P.E. E-mail mhester@hester-engr.com

Street Address 2900 BROTHERS BOULEVARD

City COLLEGE STATION State TEXAS Zip Code 77845

Phone Number 979-693-1100 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name ALTON OFCZARZAK E-mail alton@oakchb.com & monicaL@oakchb.com

Street Address 4060 SH6 S

City COLLEGE STATION State TEXAS Zip Code 77845

Phone Number 979-690-1504 Fax Number _____

OTHER CONTACTS (Please specify type of contact, i.e. project manager, potential buyer, local contact, etc.):

Name _____ E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

This property was conveyed to owner by deed dated 3-15-2017 and recorded in Volume 13910 Page 248 of the Brazos County Official Records.

Existing Zoning COMMERCIAL INDUSTRIAL (CI) Proposed Zoning MULTI-FAMILY (MF) & NATURAL AREA PROTECTED (NAP)

Present Use of Property VACANT

Proposed Use of Property GATED MULTI-FAMILY HOMES

REZONING SUPPORTING INFORMATION

1. List the changed or changing conditions in the area or in the City which make this zone change necessary.

DEMAND FOR RESIDENTIAL HOUSING

2. Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

THE REZONING IS IN COMPLIANCE WITH THE COMP PLAN

3. How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood?

THE ZONE CHANGE WILL IMPROVE THE APPEARANCE & CHARACTER OF THE NEIGHBORHOOD DRAMATICALLY, THIS IS BEHIND A MOVIE THEATRE, A CAR DEALERSHIP, A LARGE STORAGE BUILDING.

4. Explain the suitability of the property for uses permitted by the rezoning district requested.

THE PLANNED DEVELOPMENT WILL BE AN ATTRACTIVE RESIDENTIAL ONCLAVE ADJACENT TO A MAJOR CREEK AND NATURAL RESERVE WITHIN WALKING DISTANCE TO SHOPPING, ENTERTAINMENT AND MAJOR ROADWAYS.

5. Explain the suitability of the property for uses permitted by the current zoning district.

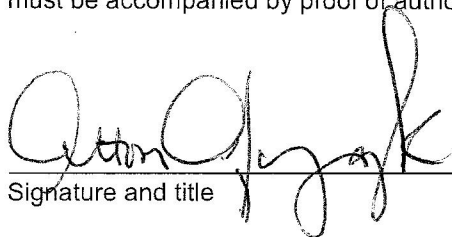
DUE TO THE SIGNIFICANT REQUIREMENTS IMPOSED BY CoCS DEVELOPMENT SERVICES FOR COMMERCIAL INDUSTRIAL DEVELOPMENT, I.E. RESIDENTIAL STANDARDS FOR THE COMMERCIAL BUILDINGS, NUMEROUS APPLICATIONS HAVE BEEN WITHDRAWN AND THE LAND HAS SAT UNDEVELOPED FOR MANY YEARS.

6. Explain the marketability of the property for uses permitted by the current zoning district.

COMMERCIAL INDUSTRIAL IS BASICALLY TIRE STORES, GARAGE'S, WAREHOUSE'S, MACHINE SHOPS. THE CoCS ARCHITECTURAL STANDARDS REQUIRED FOR THIS ZONING IS UNREALISTIC FOR THIS TYPE OF DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL IMPROVE THE APPEARANCE OF THIS AREA.

7. List any other reasons to support this zone change.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf.

 / PRESIDENT
Signature and title

06.08.2017
Date

**METES AND BOUNDS DESCRIPTION
OF A
5.955 ACRE TRACT
RICHARD CARTER LEAGUE, A-8
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE RICHARD CARTER LEAGUE, A-8, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO THE BARRISKILL FAMILY 2001 TRUST RECORDED IN VOLUME 7792, PAGE 31 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD FOUND ON THE NORTHEAST LINE OF 'ASSOCIATES AVENUE' BEING A 50' WIDE PUBLIC ALLEY AS SHOWN ON THE PLAT OF GATEWAY PARK SUBDIVISION RECORDED IN VOLUME 1851, PAGE 159 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 29.92 ACRE TRACT OF LAND AS DESCRIBED AS TRACT 1 BY A DEED TO HIGHWAY 30 PARTNERSHIP RECORDED IN VOLUME 2108, PAGE 150 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 40° 52' 50" W ALONG THE NORTHEAST LINE OF 'ASSOCIATES AVENUE' FOR A DISTANCE OF 599.65 FEET (DEED CALL: N 40° 52' 50" W - 600.00 FEET, 7792/31) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF LOT 2, BLOCK 1, GATEWAY PARK SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 6257, PAGE 27 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 26' 11" E ALONG THE SOUTHEAST LINE OF SAID LOT 2 FOR A DISTANCE OF 159.70 FEET (DEED CALL: N 42° 18' 37" E - 159.67 FEET, 7792/31) TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 2;

THENCE: ALONG THE NORTHEAST LINE OF SAID LOT 2 FOR THE FOLLOWING CALLS:

N 47° 31' 30" W FOR A DISTANCE OF 203.87 FEET (DEED CALL: N 47° 41' 23" W - 204.00 FEET, 7792/31) TO A 5/8 INCH IRON ROD FOUND;

N 67° 19' 49" W FOR A DISTANCE OF 247.30 FEET (DEED CALL: N 67° 35' 25" W - 247.29 FEET, 7792/31) TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF LOT 1R, BLOCK 1, HIGH RIDGE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 5777, PAGE 5 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 41° 52' 33" E ALONG THE SOUTHEAST LINE OF SAID LOT 1R, PASS THE COMMON CORNER OF SAID LOT 1R AND A TRACT OF LAND AS DESCRIBED BY A DEED TO REGENCY PARKWAY, INC. RECORDED IN VOLUME 1219, PAGE 280 OF THE OFFICIAL

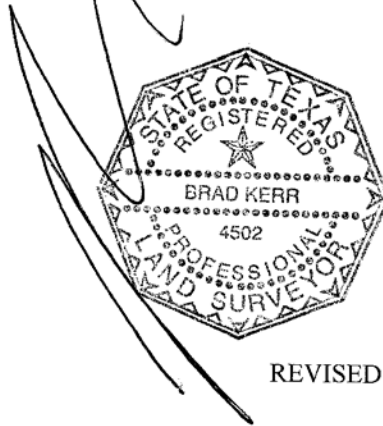
PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON ALONG THE SOUTH LINE OF SAID REGENCY PARKWAY, INC. TRACT FOR A TOTAL DISTANCE OF 233.33 FEET (DEED CALL: N 41° 38' 57" E - 233.28 FEET, 7792/31) TO A POINT IN CARTERS CREEK;

THENCE: N 87° 42' 02" E WITH CARTERS CREEK FOR A DISTANCE OF 63.65 FEET (DEED CALL: N 87° 28' 26" E - 63.65 FEET, 7792/31) TO A POINT MARKING THE NORTHWEST CORNER OF SAID REMAINDER OF 29.92 ACRE TRACT;

THENCE: S 39° 31' 29" E ALONG THE SOUTHWEST LINE OF SAID REMAINDER OF 29.92 ACRE TRACT FOR A DISTANCE OF 1018.06 FEET (DEED CALL: S 39° 45' 05" E - 1018.20 FEET, 7792/31) TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 46° 15' 18" W FOR A DISTANCE OF 282.36 FEET (DEED CALL: S 46° 01' 49" W - 282.36 FEET, 7792/31) TO THE POINT OF BEGINNING CONTAINING 5.955 ACRES OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND AUGUST 2016. SEE PLAT PREPARED AUGUST 2016, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502



//JOBS/16-644/16-644.DOCX

REVISED 11-17-16